

SUMMARY OF VALUE SELECTED: In the eight sale somparables selected in this report, we have prepared an analysis sheet to adjust those sales making them more comparable to the subject.

After making the necessary adjustments as outlined on the analysis sheet, it is my opinion that Parcel #2 the "Ted Burrier Farm" has a fair market value of \$2,350.00 per acre x 154.10 acres making a total of \$362,135.00.

(R) \$362,000.00

\$362,000.00

Less Improvements - 127,000.00

\$235,000.00 or \$1,524.98 per acre

(R) \$1,525.00 per acre (land only)